Dorset Council

Business Case

Wimborne Community Sports Hub

19/08/2026

1

Contents

Document Control

Document Title	Wimborne Community Sports Hub
Version	1
Author	Rhiannon Jones/ Darren Spreadbury
Date	19/08/2026
Further copies from	

1. Executive Summary

As part of the Quarter Jack Park Barratt Homes housing development in Leigh Road, Wimborne, a 106 agreement was drawn up (pre LGR) stating that a Community Sports Hub would be delivered. The agreement is a legally binding contract between Barratt Homes and Dorset Council as a Local Planning Authority. The Community Sports Hub consists of a pavilion, car park, landscaping and pitches.

Barrat Homes will be responsible for delivering the pavilion, car park and landscaping. Overall, the total project cost is circa £5million. The 106 agreement states that Barratt Homes will contribute £1.6 million (indexed linked) towards the pitches and Dorset Council would deliver them - Dorset Council have received the monies. The cost of the pitches is £2,288,523.56 and Dorset Council have secured £600k from the Community Infrastructure Levy to make up the shortfall.

These funds will be used to procure 3.5 x grass sports pitches and 1 x artificial sports pitch, again as specifically stated in the 106 agreement with Barratt Homes building the pavilion, carpark and landscaping works.

The intension is to relocate two sporting teams from their current homes in Wimborne, Wimborne Rugby Club and Allendale Football Club. They have outgrown their current home with numbers increasing within their Junior Colts teams and a requirement for more pitch provision. The current facility lacks adequate amenities and parking, which leads to health and safety issues such as emergency vehicles not being able to gain access in and around Gordon Road and the associated housing estate where the rugby club currently resides.

Wimborne Town Council are the freeholder of the current Rugby facility on Gordon Road. The eventual freeholder is yet to be established; however, Dorset Council (DC) would like Wimborne TC to have the freehold. The lead tenant is intended to be Wimborne Rugby Club for the new sports Community Sports Hub on a long lease.

Recent increases in inflation, procurement costs and materials led to a distinct risk this project cannot be completed without extra funding. As such, £600K CIL funding that has been secured and will provide contingency as it caters to the top estimate of what potentially is required. If procured prices are more favourable, any remaining funding will be returned to the CIL.

2. Business Case details

Project Name	Wimborne Community Sports Hub
Project Sponsor	Paul Rutter
Project Manager	Darren Spreadbury
Service description	Leisure Arts and Culture is part of the Economy and Environment directorate and serves our communities in managing leisure centres, sports development, arts and culture through contracts grants and advice. This project is key in sports development and for the community of Wimborne to move two sporting clubs to a modern new home as part of a 106 agreement.
Partner organisation(s)	Barratt Homes

3. Strategic Case

3.1 The proposal

The new Community Sports Hub will mean Wimborne Rugby Club can move from their ageing facility, where they have outgrown and currently causes many traffic issues for residents and emergency vehicles on training evenings and match days. The new Hub will mean the club can grow their Colts and Junior sections as well as future proofing the club with modern facilities both on and off the pitch.

For Allendale Football Club this will be similar as they currently play at Redcotts in the middle of Wimborne where facilities are limited including carparking, this will allow them to grow as a club in the community.

It will increase leisure provision in East Dorset allowing many sports clubs and groups to book time on the 3G pitches and take advantage of the new indoor social settings.

3.2 The case for change

Dorset Council's Play Pitch Strategy assessed the supply and demand of playing pitches across Dorset. The East Dorset assessment concluded that there needs to be investment in quality facilities and that support should be given to other developments via planning and developers contributions to increase the offer for sports and physical activity in the community. It also states that work needs to be done to maintain and increase participation in sports and physical activity. The Community Sports Hub contributes towards these strategic recommendations by providing quality facilities and enabling growth of key sports in the area. The 106 agreement states DC will procure the pitches including the 3G and the developer will build the pavilion, car park and landscaping. As part of the 106 contributions the developer has given DC £1,688,523.56, with currently the pitch project looking to cost in the region of £2.288,523.56. This is an opportunity to capitalise on developer contributions for a capital scheme that benefits the community without relying on Dorset Council Capital Funding.

3.2.1 Alignment with commissioner objectives/priorities

A key priority for Dorset Council is "Communities For All" is where prevention and partnership most strongly paly into. The council's aims are to support communities to be active, to increase people's healthy life expectancy and reduce differences between areas. Leisure facilities will play a significant role in providing opportunities for all ages to lead a more physically active lifestyle

The Dorset Council Play Pitch Strategy and the Playing Pitch Strategy, and Sport and Leisure Facilities Needs Assessments - Dorset Council also highlighted a need for an artificial pitch in the East Dorset area.

3.2.2 Fit with national policy

- Town and Country Planning Act 1990

A Section 106 (S106) agreement is a legally binding agreement between a developer and a local planning authority that helps make a development acceptable in planning terms. It is used to mitigate the impact of new development by securing affordable housing, infrastructure improvements, community facilities, or financial contributions towards local services. Any obligation must be necessary, directly related to the development, and proportionate to its impact.

- Sport England – Uniting the movement 2021-2031

Uniting the Movement is Sport England's 10-year strategy to transform lives and communities through sport and physical activity, with a focus on equality, inclusion, and tackling barriers to participation.

- Dept Culture Media & Sport – Get Active 2023

Building a healthier nation by tackling high levels of inactivity and making sure that the sport and physical activity sector thrives for future generations.

3.2.3 Customer user needs – current and future

The current facilities are not adequate for the Rugby and Football club and this new hub will meet the needs of these clubs while allowing other sports clubs to use the facilities. This meets the needs of the current Play Pitch Strategy as in section 3.2.

3.2.4 Improvement of current service delivery arrangements

No direct impact on Dorset council service delivery.

Potential scope for further development/scalability

No economies of scale to be achieved as is a standalone project. Not scalable.

3.2.5 Benefits and risks

Benefits:

Both clubs will grow due to moving to bigger sites. The pavilion comes with a large entertainment and social area, and this could be hired out to local groups, parties and events. The new additional sports facilities will be available to clubs and groups across a wide range of sports.

The Section106 agreement states DC will procure the pitches including the 3G and the developer will build the pavilion. As part of the Section 106 contributions the developer will give DC 1,688,523.56, with all the pitches estimated to cost in the region of 1.8-2.1m, this is a legal document and failure to delivery could result in claims from the developer and reputation in our east communities

Risks:

Operational risks during delivery have been identified such as aligning timescales of construction of the different elements. This can be mitigated by working in partnership with Barratt Homes.

A financial risk could be the increase of cost of construction and materials, but the mitigation is contingency built within the budget and identified potential sources of funding should the contingency be insufficient.

A slight reputational risk has been identified should Dorset Council be unable to deliver but the mitigation is through governance, contingency in funding. It is deemed a small risk as it is unlikely to be substantial increase in cost, should the contingency be insufficient.

3.2.6 Constraints and dependencies

- Dependency on material and construction costs remaining stable. Mitigation is to keep up to date on any factors that might increase costs. Also contingency of £180k is built into the budget.
- Dependency on available materials. This will be scoped in the tender exercise.

4. Economic Case

This section of the Business Case assesses the economic costs and benefits of the proposal to society as a whole, and spans the entire period covered by the proposal. These are not the same as the financial costs to the decision-maker. You should present the key findings of your financial analysis and the overall conclusions.

3.3 Appraisals of costs and benefits

Significant funding £1,688,523.56 has been secured through developer contributions. CIL funding of £600,000 has also been secured to give a total of £2,288,523.56 which should full fund this project. Both clubs and local companies are keen to invest in the site through daily operational use, sponsorship and potentially developing more of the site once the Sports Hub is complete.

Ongoing R&M costs will be the responsibility of the tenant or freehold owner as set out in the lease terms once completed.

3.4 Critical success factors to achieving the Economic Case

CIL has been agreed by cabinet to complete the finances for the grass and artificial pitches.

Cabinet endorsement and approval of the project to go on the Capital Programme for Delivery. The business case will go for approval in the Q1 report.

Commissioning of experienced contractor for delivery of pitches which are compliant with regulations and work on a practical level for the community

Transfer of pitches to appropriate third party. This is already in progress with the end owner of the freehold being identified and options for transfer being discussed at early stages so that all parties are prepared.

3.5 Risk assessment

Financial risk: As mentioned above the funds for the project will be secured through developer contributions and CIL funding however should material costs rise the project could come up short financially. The CIL provides some contingency though as it was based on the higher end of costs.

Mitigation: There is a contingency of £180k in the budget. Should costs increase, the project manager will look at where savings could be made Should more be required, an application for capital budget would be made.

Delivery risk: There is a risk that the pavilion will be built before the pitches are ready.

Mitigation: The developer timeline for the build of the pavilion and carpark needs to be agreed and then delivered in association with the pitches timeline so the project completes in line with each other.

5. Commercial Case

The Commercial Case demonstrates that the project will result in a viable and well-structured procurement solution. This section should include details relating to the planning and management of the procurement. It requires the buyer to see how the service will be procured competitively and in accordance with procurement requirements.

3.6 Procurement strategy

The procurement strategy would be to use Alliance Leisure Framework to be able to procure a known sports pitch contractor as there is not the expertise inhouse. Procurement colleagues have met with Alliance Leisure and see no issues to utilise that framework. Associated risks again come down to the market at that time and whether funds are enough to cover the procurement of the pitches

3.7 Contractual arrangements

Alliance Leisure will procure the contractor on behalf of DC and manage the contract delivery, then DC will manage the overall project. Alliance Leisure are on the Dorset Council procurement framework.

3.8 Charging mechanism

Alliance Leisure will manage the procurement and stages of payment will be clear within the programme for DC to make staged payments. Developer contributions of £1,688,523.56 have been secured with £600k CIL monies.

6. Financial Case

The Financial Case demonstrates that the project will result in a fundable and affordable arrangement for the decision-maker. You need to summarise the overall capital and revenue affordability of the project, including any additional funding requirements. There are different ways to present this information that will be appropriate for different projects; some template tables are included below as examples. For further information, please see HM Treasury's guidance by clicking here.

3.9 Capital and revenue requirements

Description	Value	Start date	End date
Capital	£2,288,523.56		
Revenue	£0		

3.10 Resource requirements

Total funding required				
What is it for? **(equipment, facilities, external expertise etc)**	**When is the cost incurred?**			
	Year 1 2026/27	**Year 2 2027/28**	**Year 3 2028/29**	**Year 4 2029/30**
3.5 X grass sports pitches and 1 x 4G pitch	£1,144,261.50	£1,144,261.50		
1 x 4G pitch				
Total	£1,144,261.50	£1,144,261.50		

Funding currently secured (if any)				
Where is it from? **(Grant, revenue budget, capital budget – include cost centres if known)**	**When will the money be available?**			
	Year 1 2026/27	**Year 2 2027/28**	**Year 3 2028/29**	**Year 4 2029/30**
Barratt Homes	£1,688,523.56			
CIL	£600,000			

Total	£2,288,523			

3.11 Impact on income and expenditure account

No impact.

3.12 Financial benefits

3.12.1 Financial benefits table

No financial benefits.

3.12.2 Requirements in order to realise savings

No cash savings.

3.13 Non-financial benefits

This development will provide community benefits:

- Growth and development opportunity to the resident clubs. They have outgrown their current premises and having new premises and pitches will allow the clubs to expand and have increased capacity.
- The pavilion includes a large entertainment and social area, and this could be hired out to local groups, parties and events, creating a community space.
- The new additional sports facilities will be available to clubs and groups across a wide range of sports.
- Future proofing of the sports pitches for the community by creating pitches that meet modern requirements and standards, attracting more people to the sport and enabling pitches to last longer.

7. Management case

The management case demonstrates that the project is capable of being delivered successfully, in accordance with recognised best practice.

This section requires the project to demonstrate that there are robust arrangements in place for project management, change management and contract management, the delivery of benefits and the management and mitigation of risk (you could include a risk and benefits register as appendices.

It also requires the project team to specify the arrangements for monitoring during implementation and for post implementation evaluation, and the contingency plans for risk management.

3.14 Programme and project management plans

The project manager will be the manager for leisure cultural and commissioning who sits in the Leisure Services Team. The project will be delivered by an external contractor appoint through the Alliance Leisure Framework to ensure they have suitable experience and necessary qualifications. The project manager will also act as contract manager.

The project will have oversight from the Service Manager for Leisure, Arts and Culture, and can help with relevant advice and decision making on a day to day basis. The Service Manager reports directly into the Executive Director for Economy and Environment. This is the Scheme of Delegation for escalation of any issues.

The project will be monitored through Capital Strategic Asset Management Group and will be on the Capital Programme. The project has also been through the Property Asset Management Group board for comment.

3.15 Change management arrangements/requirements

This project does not involve change management.

3.16 Approach to management and delivery of benefits

The main activity of the project is outsourced to a contractor and there will be a project manager to oversee the project through its lifecycle. The project manager will also carry out the project management.

3.17 Approach to risk management

A risk register will be created the project and will be monitored and adjusted according to any changes in the factors affecting the project and mitigation sought in the most affordable and satisfactory manner. Escalations of risks will done where appropriate though the governance structure.

3.18 Monitoring during implementation

Each stage of the project will be monitored by the project manager against key milestones, with any intervention needed done as early as possible.

3.19 Post implementation evaluation arrangements

The project will be measured against the delivery milestone of meeting the Section 106 agreement. There are no further evaluation measures required by Dorset Council.

3.20 Contingency arrangements/exit strategy

The project has been designed to ensure that significant contingency is built into the delivery of the project and that unforeseen variations in cost or other circumstance can be managed within the total cost and timeframe of the project.

The likelihood of the pitches failing is small due to the nature of the project. The intent is that the pitches are transferred to the Rugby club once completed. If at some point in the future, the rugby club ceases to exist, arrangements could be made for it be transferred to another party such as Wimborne Town Council or alternative arrangements depending on the circumstances and most appropriate pathway.

8. Conclusions and salient issues for further consideration

3.21 Conclusions

The key points regarding the proposal is:

- Barratt Homes have entered into a section 106 agreement with the Dorset Council Planning Authority to deliver a pavilion and pitches for community benefit.
- As part of the agreement, Dorset Council are delivering the pitches element, the tenant will be Wimborne Rugby Club once complete, and the end owner of the freehold is to be decided but is likely to be Wimborne Town Council.
- Majority of the funding for the capital works will come from Barratt Homes under the section 106 agreement who have contributed £1,688,523.56 , with an additional £600,000 from the Community Infrastructure Levy (CIL) Fund. Any excess funding will be given back to the CIL.
- The capital work delivery is being outsourced through approved procurement routes, and the project is being managed by the manager for cultural commissioning and leisure.

9. Appendices

You could include your implementation plan, risk register, benefits register in an appendix. You could also include comments from project team leads and partners to support your case.

- 20201222 Agreement (section 106 agreement) (attached)
- Evidence of cabinet approval for CIL- https://moderngov.dorsetcouncil.gov.uk/documents/g6239/Public%20reports%20pack%2021st-Apr-2026%2018.30%20Cabinet.pdf?T=10
- 04082026 Wimborne 3G & Grass Pitches Fee Proposal V1 (attached)